

Landowner Specific Narrative Summary

James A. Harris, Mary Elizabeth Harris, James O. Harris and Barbara C. Harris

To date, ATXI has been unsuccessful in obtaining an easement from Mr. James A. Harris, Mrs. Mary Elizabeth Harris, Mr. James O. Harris, and Mrs. Barbara C. Harris. Mr. James A. Harris and Mrs. Mary Elizabeth Harris own one parcel totaling approximately 160 acres, and Mr. James O. Harris and Mrs. Barbara C. Harris own one parcel totally approximately 240 acres. Both parcels are located along the Meredosia to Ipava segment in Morgan County, Illinois. The parcels at issue have been designated internally as A_ILRP_MI_MO_033-ROW and A_ILRP_MI_MO_034-ROW. The Harrises have engaged in negotiations with ATXI as a group, and ATXI representatives have negotiated for the easement with Mr. James A. Harris and Mr. James O. Harris. As summarized on Exhibit 2.1, ATXI has contacted, or attempted to contact, the Harrises on approximately 30 occasions, including 7 voicemails, 9 phone calls, 4 letters, 2 emails, and 8 in-person meetings. The Harrises are represented by Mr. Andrew G. White.

Both James A. and James O. Harris disagree with ATXI regarding the appropriate level of compensation for the easement on their property.

ATXI presented its initial offer to the Harrises on October 10, 2014, based on its appraisal of the parcels. The Harrises rejected this offer based on their belief that the easement will negatively impact their future plans for a center-pivot irrigation system and thus will result in decreased crop yield. On March 7, 2014, ATXI increased its compensation offer to include additional crop damages based on bin receipts the Harrises provided to the land agent, and requested that the Harrises provide documentation from the irrigation provider supporting their damages claims. On March 10, 2014, the Harrises presented a counteroffer to an ATXI representative in-person based on their belief about decreased future crop production, which is over twice as much as ATXI's offer.

Landowner Specific Narrative Summary

James A. Harris, Mary Elizabeth Harris, James O. Harris and Barbara C. Harris

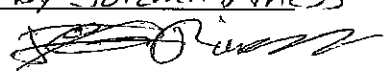
On March 27, 2014, ATXI received a letter of representation from Andrew White. ATXI and Mr. White have engaged in extensive negotiations on a range of issues and have successfully finalized a confidential settlement agreement (CSA) for some of his clients. However, additional provisions regarding soil compaction issues are currently being negotiated for inclusion into his standard CSA. Specifically, for the Harrises, on April 25, 2014, ATXI requested that Mr. White provide design plans for the planned irrigation systems to determine if ATXI and the Harrises can solve the center-pivot irrigation design issues.

While the parties will continue to work toward a resolution regarding the design of the center – pivot irrigation system, given the current disparity in the appropriate level of compensation for the easement, ATXI and the Harrises have been unable to reach agreement, and therefore eminent domain authority is requested for these landowners.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/11/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

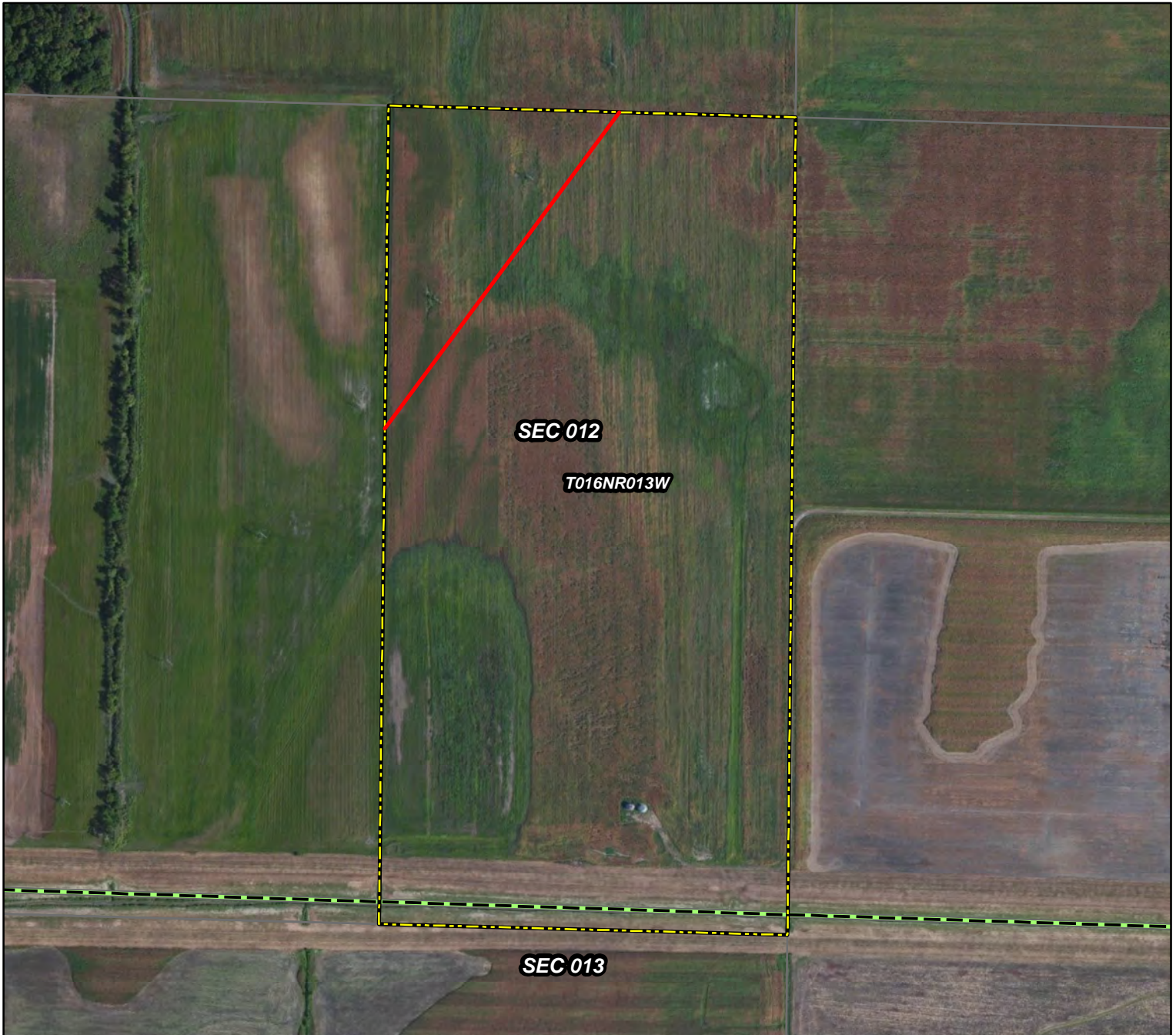
7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Bart Knox, By Jordan Diness ☒



Morgan County, IL

Morgan, IL

Tax ID: 01-12-300-002



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 165 330 660 990
Feet

James & Mary Harris

Tract No.:A_ILRP_MI_MO_033

Date: 5/8/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPA VA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 4.457 ACRE TRACT OF LAND SITUATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 13 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES A. HARRIS AND MARY ELIZABETH HARRIS, HUSBAND AND WIFE, RECORDED IN DOCUMENT NO. 566426 OF THE DEED RECORDS OF MORGAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID EAST 1/2, FROM WHICH THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 BEARS NORTH 88 DEGREES 38 MINUTES 47 SECONDS WEST, A DISTANCE OF 1,969.36 FEET;

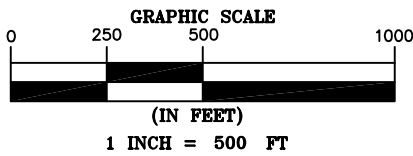
THENCE SOUTH 88 DEGREES 38 MINUTES 47 SECONDS EAST, ALONG THE NORTH LINE OF SAID EAST 1/2, A DISTANCE OF 183.53 FEET TO A POINT FOR CORNER;

THENCE SOUTH 36 DEGREES 32 MINUTES 19 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 1,450.85 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID EAST 1/2;

THENCE NORTH 00 DEGREES 38 MINUTES 16 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 255.81 FEET TO A POINT FOR CORNER;

THENCE NORTH 36 DEGREES 32 MINUTES 19 SECONDS EAST, LEAVING SAID WEST LINE, A DISTANCE OF 1,137.88 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 194,154 SQUARE FEET OR 4.457 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



JAMES O. HARRIS AND
BARBARA C. HARRIS,
HUSBAND AND WIFE
BOOK 190, PAGE 279
D.R.M.C.I.
A_ILRP_MI_MO_034

SECTION 11
TOWNSHIP 16N
RANGE 13W

SECTION 12
TOWNSHIP 16N
RANGE 13W

CAROLYN SUE STONE
DOCUMENT NO. 570363
D.R.M.C.I.
A_ILRP_MI_MO_032

JAMES A. HARRIS AND
MARY ELIZABETH HARRIS,
HUSBAND AND WIFE
DOCUMENT NO. 566426
D.R.M.C.I.
A_ILRP_MI_MO_033

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S88°38'47"E	183.53
L2	S36°32'19"W	1450.85
L3	N00°38'16"E	255.81
L4	N36°32'19"E	1137.88

LEGEND

- D.R.M.C.I. DEED RECORDS
MORGAN COUNTY, ILLINOIS
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- △ CALCULATED POINT
- SECTION LINE (APPROXIMATE)
- PROPERTY LINE (APPROXIMATE)
- — — PROPOSED EASEMENT CENTERLINE
- — — — — PROPOSED EASEMENT

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/10/2013
SCALE: 1"=500'
TRACT ID: A_ILRP_MI_MO_033
DRAWN BY: EEV

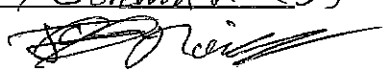


PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPA VA
SECTION 12, TOWNSHIP 16 NORTH, RANGE 13 WEST
OF THE 3RD PRINCIPAL MERIDIAN
MORGAN COUNTY, ILLINOIS

A_ILRP_MI_MO_033_POE.DWG

Agent Checklist with Landowner

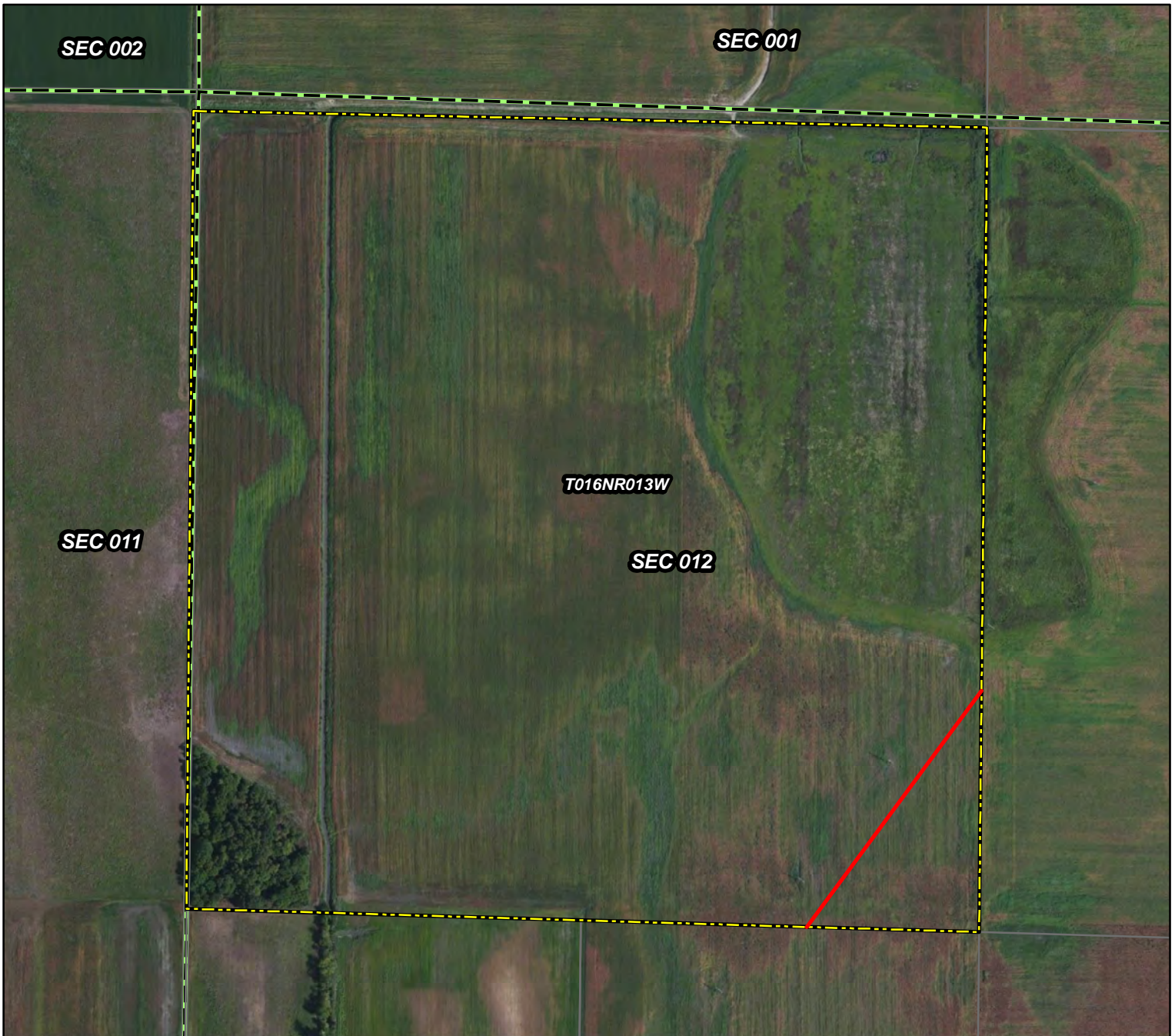
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 10/11/13 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign) Bart Knox, By Jordan Riness ☒


Morgan County, IL

Morgan, IL

Tax ID: 01-12-100-001



Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

Route Adjacent Tracts
Tracts Section Boundary

0 170 340 680 1,020 Feet

James & Barbara Harris

Tract No.:A_ILRP_MI_MO_034

Date: 5/8/2014

AMEREN TRANSMISSION
ILLINOIS RIVERS PROJECT
MEREDOSIA TO IPA VA
345 KV TRANSMISSION LINE

EXHIBIT 1

A 3.207 ACRE TRACT OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 13 WEST OF THE 3RD PRINCIPAL MERIDIAN, MORGAN COUNTY, ILLINOIS, AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO JAMES O. HARRIS AND BARBARA C. HARRIS, HUSBAND AND WIFE, RECORDED IN BOOK 190, PAGE 279 OF THE DEED RECORDS OF MORGAN COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID NORTHWEST 1/4, FROM WHICH THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 BEARS NORTH 88 DEGREES 38 MINUTES 47 SECONDS WEST, A DISTANCE OF 1,969.36 FEET;

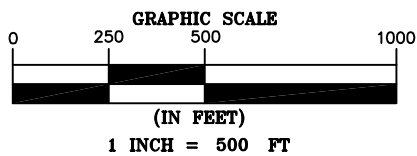
THENCE NORTH 36 DEGREES 32 MINUTES 19 SECONDS EAST, LEAVING SAID SOUTH LINE, A DISTANCE OF 1,088.71 FEET TO A POINT FOR CORNER IN THE EAST LINE OF SAID NORTHWEST 1/4;

THENCE SOUTH 00 DEGREES 52 MINUTES 26 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 257.27 FEET TO A POINT FOR CORNER;

THENCE SOUTH 36 DEGREES 32 MINUTES 19 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 773.94 FEET TO A POINT FOR CORNER IN SAID SOUTH LINE;

THENCE NORTH 88 DEGREES 38 MINUTES 47 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 183.53 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 139,699 SQUARE FEET OR 3.207 ACRES OF LAND, MORE OR LESS.

EXHIBIT 1



SECTION 12
TOWNSHIP 16N
RANGE 13W

JAMES O. HARRIS AND
BARBARA C. HARRIS,
HUSBAND AND WIFE
BOOK 190, PAGE 279
D.R.M.C.I.
A_ILRP_MI_MO_034

PROPOSED 150'
WIDE EASEMENT
3.207 ACRES
(139,699 S.F.)

BRIAN D. ROLF AND
TRACI L. ROLF,
HUSBAND AND WIFE
DOCUMENT NO. 580333
D.R.M.C.I.
A_ILRP_MI_MO_035

P.O.R. N88°38'47"W 1969.36'



CAROLYN SUE STONE
DOCUMENT NO. 570363
D.R.M.C.I.
A_ILRP_MI_MO_032

P.O.B. L4

JAMES A. HARRIS AND
MARY ELIZABETH HARRIS,
HUSBAND AND WIFE
DOCUMENT NO. 566426
D.R.M.C.I.
A_ILRP_MI_MO_033

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N36°32'19"E	1088.71
L2	S00°52'26"W	257.27
L3	S36°32'19"W	773.94
L4	N88°38'47"W	183.53

LEGEND

D.R.M.C.I.

DEED RECORDS
MORGAN COUNTY, ILLINOIS

P.O.B.

POINT OF BEGINNING

P.O.R.

POINT OF REFERENCE



CALCULATED POINT

--- -- SECTION LINE (APPROXIMATE)

--- -- PROPERTY LINE (APPROXIMATE)

--- -- PROPOSED EASEMENT CENTERLINE

--- -- PROPOSED EASEMENT

NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
3. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 08/10/2013
SCALE: 1"=500'
TRACT ID: A_ILRP_MI_MO_034
DRAWN BY: EEV



PURCHASE OPTION EXHIBIT
150' TRANSMISSION LINE EASEMENT
MEREDOSIA TO IPAVA
SECTION 12, TOWNSHIP 16 NORTH, RANGE 13 WEST
OF THE 3RD PRINCIPAL MERIDIAN
MORGAN COUNTY, ILLINOIS

A_ILRP_MI_MO_034_POE.DWG